

C7a-08-022

Area to be annexed.

Approximately 13 acres out of the Walker Wilson Survey No. 2, Abstract No. 27 in Travis County, Texas.

(Unplatted Land)

(Portion of Frate Barker Road)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND CONTAINING APPROXIMATELY 13 ACRES OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 13.205 ACRES OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27 IN TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 0.2 ACRES OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 13 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 13 ACRES BEING MADE UP OF TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One:

Being all of that certain called 34.169 acre tract of land conveyed to Len-Buf Land Acquisitions of Texas, L.P. and referred to as "Marbridge Tract II" by deed recorded in Document No. 2006241715 of the Official Public Records of Travis County, Texas, **SAVE AND EXCEPT** that certain called 20.964 acre tract of land platted as Bridges at Bear Creek, Phase 1, Section 1, a subdivision of record in Document No. 200700069 of the Official Public Records of Travis County, Texas.

Tract Two:

Being that portion of Frate Barker Road bounded on the west by a line running from the intersection of the east right-of-way line of Brodie Lane and the south right-of-way line of Frate Barker Road to the intersection of the east right-of-way line of Brodie Lane and the north right-of-way line of Frate Barker Road, same being the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-022 (Case No. C7a-07-004), bounded on the north by the present corporate limit line of the City of Austin as adopted by Ordinance No. 971218-G (Case No. C7a-97-012) and bounded on the east by a line running perpendicularly from the northeast corner of said tract being the remainder of 34.169 acres described as "Tract One" above to the present corporate limit line of the City of Austin as adopted by Ordinance No. 971218-G (Case No. C7a-97-012).

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LEGAL DESCRIPTION: Mary P. Hawkins
11-05-2008



APPROVED: John E. Moore, RPLS NO. 4520
Engineering Services Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAP 4-3937, 4-3830, 4-4028 & 4-4030
Austin Grid C-12, D-11 & D-12